

moderate, if not small amount, the charity and hospitality of the incumbent shall not be crippled by the expense of upholding, repairing, and colouring mere flimsy show. We object to the use of Parker's cement stucco from its being, in most cases, not sufficiently sound, although possibly, if done by a plasterer upon whom dependence can be placed, and with quick cement, it may last long; but this rarely can be ensured, and the workmen after the utmost endeavour can seldom be brought to saturate the work, while yet damp, with sufficient rough ground-colour, which shall enter far into its pores, so that it may always retain and exhibit externally a stone lime colour, instead of the dark oxides of iron and manganese, which are natural to the cement.

When this description of stucco has not this ground colouring, while yet damp, the rains washing off the surface disemper tints, which are added, people grow tired of perpetual recolouring and whitings, and resort to the more expensive mode of painting it with oil colour; but the metallic oxide within the stucco destroys such paint in a very short time, and causes it to peel off; sometimes, indeed, if the cement be old, and first painted with red lead oil-colour, it may retain the paint longer, but not permanently.

We object to rough-cast external stucco from its numerous prominences and cavities retaining the wet.

The degree of picturesqueness of a parsonage-house must, in a great degree, depend upon the wealth of the living; for if, as one of Theodore Hook's characters in the novel of the "Parson's Daughter," says, "most clergymen are poor, and have large families," it will not be very satisfactory to the incumbent to have the number or the sizes of the rooms reduced, in order to obtain mere external effect. If a limited sum of money is to be expended, we hardly know any one who would exchange square bed-chambers of good altitude, for low sloping garrets, however picturesquely they may be set off externally with dormer-windows and pierced barge-boards, paid for merely by loss of comfort in the habitation.

Projecting porches are in general not only useful, but breaking the plain general squareness of the fabric, add much to its picturesqueness; but few persons are aware how much they cost. They require some ornament; their walls need to be faced within and without; they entail the expense of separate roofs (mostly leaded flats), with a separate conveyance of water for them. For these reasons, a porch recessed within the general body of the house, and taken out of the entrance-hall, by saving most of the extra expense, must, in the cheaper class of fabrics, be taken to compensate for the loss of effect produced by projection.

But porches, to all kinds of habitable buildings, to be truly useful, ought to be of such dimensions as to allow carriages to drive beneath them, so that persons may, under cover, ascend to or be set down from carriages; for, in this respect, the mere covered gateway in the bricklayer's yard, with a side-door in it, affords more of comfort than the most sumptuous ordinary porticoes.

The aspect of the principal rooms of a clergyman's house, like that of all other human habitations, should be clearly towards the south; this rule should never be violated without very great reason. If a fine view can only be obtained by placing the house in another direction, still some windows should be so placed as to admit the cheerful warmth of the southern sun, while as few apertures as possible, and those not large, should be made to admit the eastern winds.

The more a house approaches to a square form, the cheaper will it be, from requiring less external face-work, simpler roofing, and less guttering, and the warmer and more comfortable will it be, from having less external walling exposed to the wet and cold. Such compactness occasions the house to appear less imposing than it would if extended to a long shape.

We prefer chimneys placed projecting externally, without breaking into the rooms. Thus placed, they appear more picturesque externally, loss of internal space is avoided, and the cornices of the rooms do not require to be broken round the chimney-fronts. We know that some persons say a house is warmer with chimneys placed in its centre; we believe

such not to be the case; if as far as house comfort is concerned, external moisture is to be considered an enemy to be kept from the domestic citadel, we not only think, but know from experience, that the placing a chimney-flue in every external wall not only keeps the walls dry in rainy weather, but prevents the cold, wet, and damp, from penetrating the heart of the dwelling.

The principal rules for the aspect in ordinary situations of a parsonage, like that of all other well-placed houses, are therefore to seat as many as possible of the living apartments towards the south, with some slight inclination towards the east rather than towards the west, since the cold bracing winds of the east are more healthy than the damp brought by those from the south-west. Let the south-western walls contain as many chimneys as possible, and have the perpetual drying of the kitchen chimney. Place the kitchen offices towards the north, particularly the larder and pantry. The situation of the external entrances of the house, must depend upon the nature of the plan, the peculiarity of the site, and the situation of the roads,—but they should not open towards the east, so as to fill the whole house immediately with a cold wind, nor should they be so placed as to admit the south-western rains. Due attention must, however, in the placing of a house, be paid to the changes of climate and aspect which occur from local situations, as by the seaside, under a hill, or otherwise.

We like in moderate-sized houses the free extent and display which result from uniting the living apartments by folding doors, but it should be observed that the so placing folding-doors occasions the voice to be heard from one apartment to another, and thus causes divulgence of conversations intended to be private; still, we think hospitality a duty incumbent upon a minister of the gospel, and that his residence should consequently afford him the means of entertaining once a year, at least, his parishioners. By such meeting many a vein of rencounter between parishioner and parishioner is healed, many a man who would otherwise look askance at his pastor for twenty years, when he finds how cheerful, kind, and hospitable he is, how little, though he takes tithes, he bestows of them upon himself, ceases to be the favourite of disease founded on no principle, and does the best to support the church of his forefathers, and if this be the effect upon the class whom the incumbent usually finds the most troublesome of his parishioners, what must be the effect upon those of a more kindly nature?

Therefore, in parsonage houses which do not afford any one room of size sufficient for the entertainment of a moderately large company, we should separate, if possible, by a small ante-room, cabinet, or boudoir, the two apartments that are intended to be united, so as by this interval to cut off sound. Where apartments are united by folding doors, we should in all practicable cases place their chimneys exactly opposite each other; we hardly know any deviation which could compensate for the loss of symmetry and effect produced by this arrangement, and the counter reflection of looking-glasses over chimneys so placed, is sure to please every one who sees them. The windows of a parsonage, from the usually moderate value of the incumbency, should be as few as possible, so as to avoid undue burthen of tax. In the open country, where window-light is twice or thrice as effective as in confined towns, we have found one window under 4 feet 9 inches wide (to which the single tax is restricted) has amply lighted an apartment 16 feet by 14 feet. The less the window light, the less will be the first expense of glazing, painting, window-cleaning, shutters, curtains, and blinds, and of maintaining them.

Bay-windows being general favourites, inquiry should be made how far their use is consonant with economy and convenience; their construction of necessity entails the incurrance of considerable expense, and if their shutters, curtains, and blinds, be properly managed, they also become very costly, nor can a bay-window well escape without payment of the tax for three windows; if bay-windows be made with flat sides, their workmanship being all straight is cheapest, and their sashes set much better than they would if curved. It is a frequent custom to carry up bay-windows only one

story, but this practice should seldom be resorted to,—the roof and parapets of such dwarf buildings are more expensive than if they were carried up to the general roof of the fabric, and generally an extra expense is incurred by supporting the main wall of the house across the bay; this is often performed upon a timber breastsummer, which, shrinking by the drying of the wood, the wall above of necessity follows the shrinkage, and cracks from the rest of the work. In every such case an arch of brickwork or masonry should be spanned over the building for the support of the superstructure, care being taken, if there be not sufficient abutment, to restrain the spread of the arch by an iron tie-bar beneath it. Rooms are rendered handsomer by arches so placed above their bays; such arches may be either plain with beads at their edges, or may be rendered ornamental.

We recommend the chimney-shafts to be generally finished without chimney-pots, but carried up as detached flues, with the clear sky visible between them, but, both for safety and effect, connected together at their summits; this, though costing a trifle extra, gives more character and beauty to a country-house than any thing of equal cost, and indeed in economical parsonages, the chimneys are almost the only portions of such structures which admit of indulgence in the picturesque; their altitude, too, should never be stinted from false motives of economy. We have ourselves found the false economy in this parsimony in having to raise chimneys so stunted, with the additional cost of second scaffolding, and the reconstruction of the chimney tops.

We prefer in all country-houses, and, indeed, it were well if the same were extended to town-houses, to have the roof made to project over the walls, so that if the guttering be defective, that may be the extent of the damage, and the wet run without instead of into the building, damaging ceilings, cornices, and furniture, and rotting the wood. In most ordinary parsonage-houses, economy requires that the guttering should be merely of cast-iron, painted, but in edifices which are more costly, and assume more the appearance of mansions, they should be of lead sunk within the eaves. We think that the light zinc eaves' gutterings, which are now being adopted, should be discarded; the metal is too dear for them to be sufficiently thick not to be too much at the mercy of the winds, and to resist long the corrosion of the atmosphere and rains. But even when guttering of cast-iron is adopted, it should be at first well painted, both within and without, and should be kept: from neglect in this we have seen such guttering corroded through in twelve years.

All the walls and subdivisions of the house should, wherever so practicable, be of masonry or brickwork; subdivisions of brickwork nine inches thick, are in general not more expensive than timber-quartered partitions, which should never be adopted except in cases where foundation-walls cannot be obtained. Unless the external walls be of porous brick or most absorbent stone, they need not be battened, except indeed they are exposed to the south-western rains; battens not only themselves increase the expense, but lead to the cost of laths for the plastering: they take away the soundness of plastering upon the walls themselves, and leave space for vermin. The materials of the walls must be such as the county affords most readily; no materials are more proper than good bricks for comfortable habitations, as few descriptions of stone can make a house so dry; but it depends much upon the situation, whether the bricks of the county will form handsome external work. The finest bricks, indeed, for work are malm (or marle) paving-bricks; a house composed of these may almost defy decay or entrance to damp; we desire no other facing for these, though they are not quite so even in colour as the best washed malm facing bricks, which, however, are not so hard; but on the score of soundness of workmanship, and thence of true economy, by which the smallest quantity of material is made to perform the greatest office, they are principally to be adopted: the work being within and without composed of them, there is no motive in the bricklayer's saving by breaking off the greater part of the heading or tie-bricks, as is commonly the case in work faced with more expensive materials; we would rather have a sound unfaced wall of malm paving-